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E-MAIL: mpl@rackemann.com

September 10, 2002

**VIA OVERNIGHT MAIL**

Muthu Sundram, Esquire  
Assistant Regional Counsel  
United States Environmental Protection Agency, Region 2  
290 Broadway  
New York, NY 10007-1866

Re: Hamilton Industrial Park Site,  
South Plainfield, New Jersey

Dear Muthu:

I am enclosing for your reference and that of the program personnel at EPA a copy of an additional Statement of Interest from a redeveloper which has been received in connection with the Hamilton Industrial Park Site. This Statement of Interest was submitted to the Mayor of South Plainfield by Denholtz Associates, which is a large commercial/industrial developer that owns and manages over 8.2 million square feet of property located in nine states. New Jersey is Denholtz's center of operations, and they have had extensive experience with the redevelopment of environmentally contaminated properties.

This Statement of Interest, in combination with that of AST Development Corporation which I have previously forwarded to you, makes it clear that there is significant interest by established developers in the redevelopment of the Hamilton Industrial Park Site. This is all the more reason for us to proceed expeditiously and on a cooperative basis to coordinate effectively the RI/FS work and the ensuing site remediation with the redevelopment planning for the Site.

Yours sincerely,

Michael P. Last

Enclosure

cc: Monica E. Conyngham, Esquire  
Lisa A. Wurster, Esquire

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# FARER FERSKO

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September 6, 2002

Via Telecopier and Regular Mail

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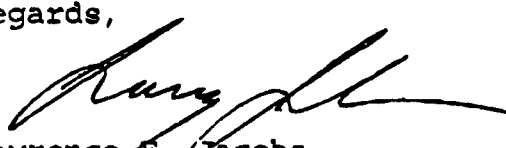
Re: Letter of Interest  
Redevelopment Plan: Hamilton Boulevard Industrial Site  
Borough of South Plainfield,  
Middlesex County, New Jersey  
Our client: Denholtz Associates

Dear Mr. Last and Ms. Conyngham:

Here is a copy of the letter that we forwarded to Mayor Gallagher expressing our client's interest in the redevelopment of the Hamilton Boulevard Industrial Site.

Please advise me if you intend on forwarding our letter to EPA.

Regards,

  
Lawrence F. Jacobs  
LFJ:dja  
Enclosure  
cc: Denholtz Associates

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September 3, 2002

Via Federal Express

The Honorable Mayor Daniel J. Gallagher  
Borough of South Plainfield  
Borough Hall  
2480 Plainfield Avenue  
South Plainfield, New Jersey 07801

Re: **Letter of Interest for Redevelopment**  
Redevelopment Plan: Hamilton Boulevard Industrial Site  
Borough of South Plainfield,  
Middlesex County, New Jersey

Our Client: Denholtz Associates

Dear Mayor Gallagher:

We are pleased to submit this letter of interest to introduce our client, Denholtz Associates ("Denholtz"), for your consideration as Redeveloper for the referenced project. We offer our congratulations and those of our client to you and the Borough Council on the adoption of the Redevelopment Plan.

As set forth below, the Hamilton Boulevard Industrial Site Redevelopment Project falls squarely within Denholtz's expertise as a developer of environmentally complicated property. We trust you will find Denholtz uniquely qualified to address the difficulties faced by the Hamilton Boulevard Industrial Site and to deliver the Borough a completed project consistent with the mixed-use plans for the site.

Over Denholtz's 40-year history, they have been involved in a wide variety of development projects and have successfully developed several millions of square feet of office, retail, warehousing, industrial and residential space. Denholtz currently owns and manages over 8.2 million square feet situated in nine states. Denholtz remains committed to further strengthening its position within its core market of central New Jersey.

Through its experience and team-work, Denholtz has refined the skills necessary to coordinate a full-scale redevelopment

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The Honorable Mayor Daniel J. Gallagher  
September 3, 2002

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project just as is envisioned for the Hamilton Boulevard Industrial Site.

## Experience in South Plainfield

As you probably know, Denholtz has a longstanding history of successful projects in the Borough of South Plainfield. These projects include:

- Development, construction (1984-1991) and property management of Oak Tree Business Center. This six-building campus of retail and flexible space (suitable for light industrial, research and development, warehousing and distribution, computer/technology or offices) features a total of 143,000 square feet of space.
- Construction of the Cosmed site on South Clinton Avenue. This 60,000 square foot building was built in 1990 for Cosmed as a high-tech sterilization plant for the cosmetics industry. The high-tech nature of this project required intensive coordination between Denholtz and the Borough on the construction and engineering details.
- Construction of the Tevco site on Pomponio Avenue. This 45,000 square foot building was built in 1989 for Tevco for manufacturing and distribution of nail polish and other cosmetic products. It was the largest nail polish manufacturing facility in the world.

These sites represent the quality and diverse nature of Denholtz projects. The Borough should expect similar quality development with a high-profile project like the Hamilton Boulevard Industrial Site redevelopment. If Denholtz is selected as Redeveloper for the Hamilton Boulevard Industrial Site you would be assured of quality development completed in a timely and efficient manner.

## Experience with Environmentally Impaired Property

We understand that redevelopment of the Hamilton Boulevard Industrial Site is being driven in large part by the contamination present at the property and the common-sense approach of coordinating the final cleanup strategy with site development. As such, the redevelopment plan fits well within Denholtz's expertise in developing brownfields and other environmentally impaired sites. This is an area in which Denholtz excels.

Denholtz has developed a national reputation as an accomplished redeveloper of brownfields. Denholtz was the first applicant in New Jersey for designation as a Brownfields Redeveloper. That project involved the

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The Honorable Mayor Daniel J. Gallagher  
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conversion of Lily Tulip's former Dixie Cup manufacturing site in Holmdel from a 1,000,000 square foot factory (with over sixty separate and distinct areas of environmental concern) into a clean site that Denholtz has currently developed for mixed-use (retail, commercial, age-restricted residential and assisted-living). The Lily Tulip project has been showcased by the New Jersey Department of Environmental Protection as a Brownfields success story and clearly demonstrates Denholtz's ability to coordinate site remediation efforts with a complex redevelopment plan.

Denholtz's coordination of environmental cleanup with site redevelopment runs from urban settings such as downtown Jersey City (30 Montgomery Street), to multi-tenanted industrial parks (Bridgewater Industrial Park) and to manufacturing facilities (former Wonder Bread Bakery and Distribution Center, East Brunswick). In all these cases, Denholtz was able to orchestrate financing (acquisition and construction), land-use planning, environmental management, construction, tenant relations, and property management. This involves coordinating efforts with a variety of professionals, lenders, state and local agencies, all the while ensuring that the project moves forward. Relationships of integrity and professionalism were created with each municipality and its advisers. References are available on request.

We hope that we have given you an indication that Denholtz has the commitment and the experience to ensure the successful redevelopment of the Hamilton Boulevard Industrial Site.

We submit this information to you so that you may consider Denholtz for designation as Redeveloper of the Hamilton Boulevard Industrial Site. In furtherance of this request, we request a meeting with you and other representatives from the Borough to discuss the proposed redevelopment.

We look forward to hearing from you.

Regards,



Lawrence F. Jacobs  
LFJ:kmr

cc: Steven J. Denholtz, President/Denholtz Associates  
Patrick J. Diegnan, Jr., Esq.  
(both via telecopier and reg. mail)

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